



**BOARD OF DIRECTORS**

**METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY**

**PLANNING AND CAPITAL PROGRAMS COMMITTEE**

**THURSDAY, JUNE 26, 2025**

**ATLANTA, GEORGIA**

**MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

Board Member Freda Hardage called the meeting to order at 10:12 A.M.

**Board Members**

**Present:**

Al Pond  
Freda Hardage  
James Durrett  
Roderick Frierson  
Thomas Worthy  
Rita Scott  
Sagira Jones  
Shayna Pollock

**Board Members**

**Absent:**

Kathryn Powers  
Russell McMurry  
Valencia Williamson  
Jennifer Ide  
Jacob Tzegaegbe  
Jannine Miller  
Elizabeth Bolton-Harris

**Staff Members Present:**

Rhonda Allen  
Carrie Rocha  
Steven Parker  
George Wright  
Ralph McKinney  
Jonathan Hunt  
Kevin Hurley  
Michael Kreher

**Also in Attendance:**

Justice Leah Ward Sears, John Benton, Phyllis Bryant, Kenya Hammond, Jacqueline Holland, Tyrene Huff, Samia Makoi, Paula Nash, Larry Prescott, Matthew Pollack and Ryan VanSickle

**2. APPROVAL OF THE MINUTES**

**Minutes from May 22, 2025 Planning and Capital Programs Committee Meeting**

Approval of the Minutes from the May 22, 2025, Planning and Capital Programs Committee Meeting. On a motion by Board Member Hardage, seconded by Board Member Durrett, the motion passed by a vote of 8 to 0 with 8 members present.

**3. RESOLUTIONS**

**Resolution Authorizing the Award of Contracts for the Use of Appraisal and Non-Appraisal Professional Services Firms for Real Estate, RFP P50473**

Approval of the Resolution Authorizing the Award of Contracts for the Use of Appraisal and Non-Appraisal Professional Services Firms for Real Estate, RFP P50473. On a motion by Board Member Hardage, seconded by Board Member Pond, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the Solicitation of Proposals for the Lindbergh Center Transit Oriented Development (TOD) Project, RFP P50714**

Approval of the Resolution Authorizing the Solicitation of Proposals for the Lindbergh Center Transit Oriented Development (TOD) Project, RFP P50714. On a motion by Board Member Hardage, seconded by Board Member Pollock, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the solicitation of Proposals for the Procurement of Transit Oriented Development (TOD) at Oakland/Lakewood (Fort McPherson), RFP P50722**

Approval of the Resolution Authorizing the solicitation of Proposals for the Procurement of Transit Oriented Development (TOD) at Oakland/Lakewood (Fort McPherson), RFP P50722. On a motion by Board Member Hardage, seconded by Board Member Durrett, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the Solicitation of Proposals for the Procurement of Kensington Station Phase One Transit Oriented Development (TOD) Project, RFP P50732**

Approval of the Resolution Authorizing the Solicitation of Proposals for the Procurement of Kensington Station Phase One Transit Oriented Development (TOD) Project, RFP P50732. On a motion by Board Member Hardage, seconded by Board Member Pond, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the solicitation of Proposals for the Procurement of Transit – Oriented Development (TOD) at Hamilton E. Holmes, RFP P50723**

Approval of the Resolution Authorizing the solicitation of Proposals for the Procurement of Transit Oriented Development (TOD) at Hamilton E. Holmes, RFP P50723. On a motion by Board Member Hardage, seconded by Board Member Durrett, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Bus Transit Stations and Bus Stop Amenities, RFPP PP50728**

Approval of the Resolution Authorizing the Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Bus Transit Stations and Bus Stop Amenities, RFPP

PP50728. On a motion by Board Member Durrett, seconded by Board Member Frierson, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Materials Purchase, RFPP PP50727**

Approval of the Resolution Authorizing Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Materials Purchase, RFPP PP50727. On a motion by Board Member Hardage, seconded by Board Member Durrett, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing the Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Bus Stop Sign Changes, RFPP PP50736**

Approval of the Resolution Authorizing the Award of a Single Source Contract for NextGen Bus Network Redesign Infrastructure: Bus Stop Sign Changes, RFPP PP50736.

On a motion by Board Member Hardage, seconded by Board Member Worthy, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing a Modification in Contractual Authorization for the Automated Fare Collection (AFC) System 2.0, RFP P50189**

Approval of the Resolution Authorizing a Modification in Contractual Authorization for the Automated Fare Collection (AFC) System 2.0, RFP P50189. On a motion by Board Member Hardage, seconded by Board Member Frierson, the resolution passed by a vote of 8 to 0 with 8 members present.

**Resolution Authorizing Award of an Agreement to Partner with the Atlanta Downtown Improvement District to Renovate the Broad Street Plaza at Garnett**

Approval of the Resolution Authorizing Award of an Agreement to Partner with the Atlanta Downtown Improvement District to Renovate the Broad Street Plaza at Garnett. On a motion by Board Member Durrett, seconded by Board Member Worthy, the resolution passed by a vote of 7 to 0 with 1 member abstaining and 8 members present.

**4. BRIEFING**

**Station Rehabilitation – Garnett Station**

Matthew Pollack, Assistant General Manager Capital Program Delivery, briefed the Committee on the Garnett Station Rehabilitation project.

**5. OTHER MATTERS**

None

**6. ADJOURNMENT**

The Committee Meeting adjourned at 11:30 A.M.

Respectfully submitted,



Tyrene L. Huff  
Assistant Secretary to the Board



*June 26, 2025*

# **MARTA Board of Directors**

## **Planning and Capital Programs**

### **Committee**

Robin Boyd  
Director of Real Estate

**Resolution Authorizing the  
Award of Contracts for the  
Use of Appraisal and Non-  
Appraisal Professional  
Services Firms for Real Estate**



## Background

- The Office of Real Estate manages the Authority's real property land assets. To that end, we acquire right of way, vacant land and improved property in support of Capital Programs Expansion and Innovation (CPEI) projects, dispose of surplus property, grant easements, execute leases and licenses, and support Transit Oriented Development (TOD) and transit adjacent developments.
- These activities require Real Estate to value the underlying assets. The number of appraisals have increased from 13 in FY19 to over 250 in FY25, with that number expected to increase over the next five years
- In January 2024, the Real Estate Department requested permission to solicit RFPs for professional services firms, but awarding contracts instead will create significant savings.



## Purpose

- Various services needed include but are not limited to the following:
  - Acquisitions and Dispositions
  - Incidental Use License Agreements for fiber/telecom/antenna and cell towers, billboard and signage, parking, crane easements, and construction laydown requests in support of TOD and transit-adjacent projects
  - Solar and EV valuations
  - Easements for GDOT, Georgia Power & the Atlanta Beltline
  - Tenant Leasehold and Fixtures buyouts
  - TOD ground leases and lease term-extensions
  - Relocation Specialists
  - ROW Acquisition Consultants
  - Economic Development Analysts and Real Estate Brokers
  - Bus Network Redesign
  - Appraisals and Engineering Costs to Cure



# Five Year Cost Projection

➤ Fiscal Year Breakdown:

	<u>Appraisals</u>	<u>Non-Appraisals</u>
FY26	\$ 385,000.00	\$ 370,000.00
FY27	\$2,290,000.00	\$ 6,455,000.00
FY28	\$2,120,000.00	\$ 2,480,000.00
FY29	\$1,320,000.00	\$ 3,795,000.00
FY30	<u>\$ 130,000.00</u>	<u>\$ -</u>
	\$6,245,000.00	\$13,100,000.00

## **Request Board Approval**

**Resolution Authorizing the Award of  
Contracts for the Use of Appraisal and  
Non-Appraisal Professional Services  
Firms for Real Estate**

Thank You





**RESOLUTION AUTHORIZING THE AWARD OF CONTRACTS FOR THE USE OF  
APPRAISAL AND NON-APPRAISAL PROFESSIONAL SERVICES FIRMS FOR REAL  
ESTATE, RFP P50473**

**WHEREAS**, the Authority's Department of Real Estate has identified the need for the use of Appraisal and Non-Appraisal Professional services firms for Real Estate, RFP P50473; and

**WHEREAS**, it is necessary to procure Appraisal and Non-Appraisal Professional Services; and

**WHEREAS**, the Department of Internal Audit will be requested to perform a Price/Cost Analysis to determine fair and reasonable pricing for contracts that exceed more than \$200,000.00;

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to award contracts for Appraisal and Non-Appraisal Professional Services for Real Estate in the amount not to exceed \$19,345,000.00

**Approved as to Legal Form:**

DocuSigned by:  
  
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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**

*June 2025*

# **MARTA Board of Directors**

## **Planning and Capital Programs Committee**

**John Benton**

AGM – Real Estate, Development and Asset Management  
Division of Operational & Urban Planning



## **Resolution Authorizing the Solicitation of Proposals for Procurement of Transit Oriented Development (TOD) Projects**

**Lindbergh Center  
RFP P50714**

**Oakland City / Lakewood - Fort McPherson  
RFP P50722**

**Kensington Station Phase One  
RFP P50732**

**Hamilton E Holmes  
RFP P50723**

# 2025 TOD PRIORITIES



## PROPOSED 2025 RFP RELEASE

- Lindbergh Center
- Oakland City / Lakewood – McPherson Stations
- Kensington Station
- HE Holmes Station

## PRIORITIES

- Geographic distribution
- Jurisdiction priorities
- Balance of revenue
- MARTA's Mission and Goals

# MARTA TOD RESPONSIBILITIES\*

Ensure developer accountability, monitor timeline benchmarks, uphold community benefit, and align the project with MARTA's mission and goals.

- Compliance with TOD guidelines and policies
- 20% residential units reserved – workforce housing
- Public art (1.5% of project budget)
- Community engagement
- Encourage ridership

*\*Based upon MARTA Board Approved Guidelines and Policy*



*Kensington TOD Master Plan Rendering*



# FINANCIAL BENEFITS

## Baseline Financial Terms:

- Interim rent (percentage of base rent)
- Base ground rent (percentage of appraised land value)
- Participation rent (percentage of cash flow)
- Capital event participation (percentage of gross transaction proceeds)

**\*Revenue from TOD ventures allows MARTA to reinvest in community development, social infrastructure, and provides a diversified income stream.**



*Candler / Edgewood Park TOD Illustration*



*June 2025*

# **MARTA Board of Directors**

## **Planning and Capital Programs**

### **Committee**

**John Benton**

AGM – Real Estate, Development and Asset Management  
Division of Operational & Urban Planning

**Lindbergh Center**  
**RFP P50714**

**Oakland City / Lakewood - Fort McPherson**  
**RFP P50722**

**Kensington Station Phase One**  
**RFP P50732**

**Hamilton E Holmes Station**  
**RFP P50723**



# LINDBERGH CENTER

## HISTORY

- First master planned TOD
- Previous RFP for 47 acres surrounding Lindbergh Center Station (1997)

## PRESENT DEVELOPMENT

- 1M square feet office space
- 208K square feet retail
- 715 residential units
- **In Process:** COA Fire station
- **In Process:** Urban design framework (IGA)

## THE OPPORTUNITY

- Key Location
- Park and Ride HUB
- Fourth highest ridership transit station
- Leverage Uptown's amenities
- Good Proximity to Buckhead, Midtown, Emory University
- Proximity to I-85, GA-400, Peachtree Street, Piedmont Road, Buford Highway



**UNIQUE FEATURE:** Transfer of development rights from two ancillary parcels to maximize TOD site



# OAKLAND CITY / LAKEWOOD - FORT MCPHERSON

## LAY OF THE LAND

- TOD at Oakland City and Lakewood - Fort McPherson Stations
- Located 1.5 miles apart within Federal Opportunity Zone

## PRESENT DEVELOPMENT

### Oakland City Station

- Prologis Development and Station Improvements
- Eastern terminus for Campbellton Corridor BRT

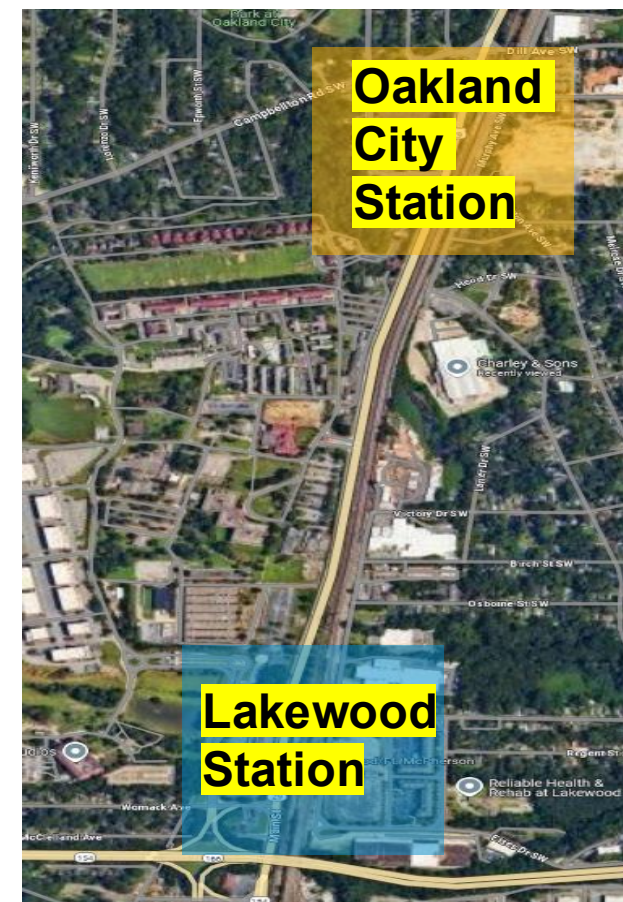
### Lakewood / Fort McPherson

- Tyler Perry Studios
- Fort McPherson Development Authority expansion

## THE OPPORTUNITY

- Supports local economic development
- Increase workforce housing stock
- Proximity to Downtown Atlanta & Hartsfield Airport

**UNIQUE FEATURE:** Two TOD development sites. Located within Federal Opportunity Zone.



# KENSINGTON

## HISTORY

- Master plan completed 2023
- First RFP released December 2023
- Rezoned MU-5 in 2024
- \$10M ARC TIP funding secured in 2025

## PRESENT DEVELOPMENT

- HADC HQ & Affordable Housing - under construction
- Station Soccer on North parking lot
- MARTA Market

## THE OPPORTUNITY

- New Mixed-Income Residential Development
- Redesign of Bus Intermodal
- Potential development along East College Ave, Kensington Drive, and Mountain Avenue
- Proximity to I-285

**UNIQUE FEATURE:** Joint development of Bus Intermodal and parking facility. Continuation of successful TOD development.





# HAMILTON E HOLMES

## LAY OF THE LAND

- Master plan initiated (2022)
- Includes 620 multifamily units, 80 townhomes, +17,500 square feet retail space, redesigned street network and significant greenspace incorporating the surrounding community
- Federal Opportunity Zone

## PRESENT DEVELOPMENT

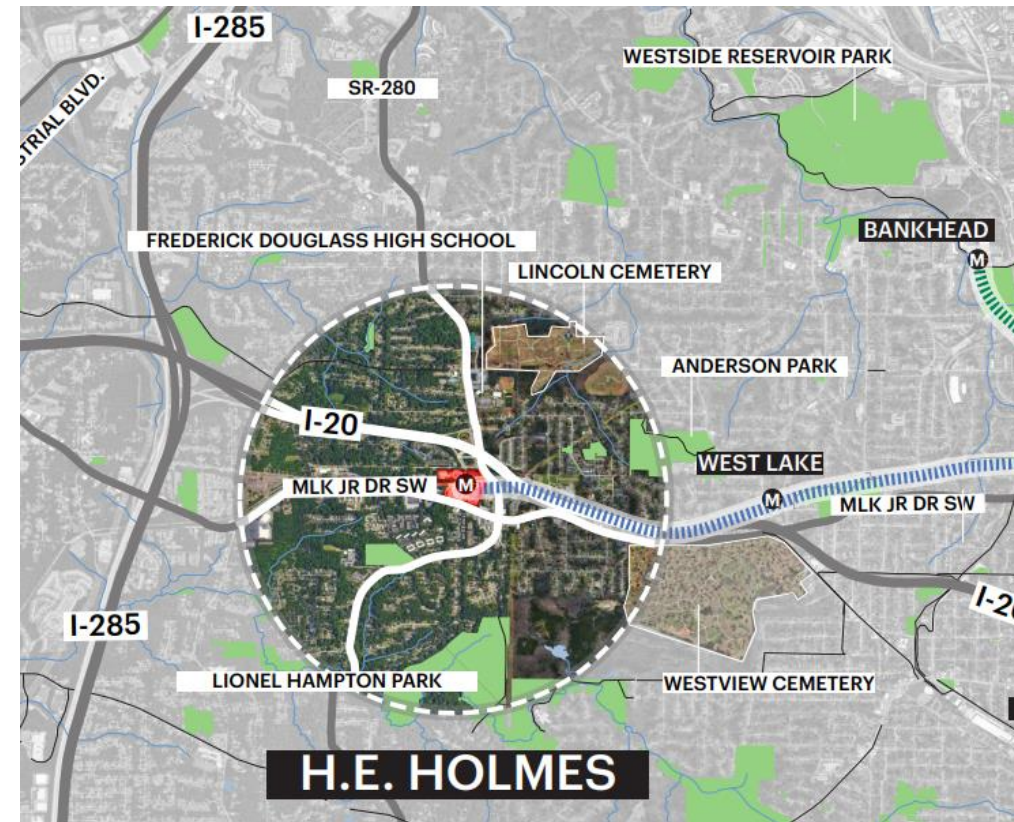
- Invest Atlanta's I-Village
- Future Station Soccer location
- MARTA Market

## THE OPPORTUNITY

- Blue line western terminus
- Key Park and Ride location
- Connection to I-20
- MARTA social infrastructure program

## UNIQUE FEATURE:

Located within Federal Opportunity Zone  
Community benefits including I-Village and Station Soccer



# AWARD PROCESS



Timeline in FY26



# REQUEST

## Lindbergh Center

### Oakland City / Lakewood – Fort McPherson

MARTA requires developer to:

- \*\*\*Create concept for TOD\*\*\*
- Create an implementation plan
- Propose financial structure and MARTA benefits
- Provide expertise in commercial real estate development
- Demonstrate past performance developing and managing commercial developments

## Kensington Station

MARTA requires developer to:

- \*\*\*Incorporate 2023 TOD Master Plan\*\*\*
- \*\*\*Develop and Remodel the bus intermodal and parking facilities\*\*\*
- Create an Implementation Plan
- Propose Financial Structure and MARTA Benefits
- Provide Expertise in commercial real estate development
- Demonstrate Past performance developing and managing commercial development

## Hamilton E Holmes

MARTA requires developer to:

- \*\*\*Reframe residential TOD based on concept envisioned in the Master Plan\*\*\*
- Create an Implementation Plan
- Propose Financial Structure and MARTA Benefits
- Provide Expertise in commercial real estate development
- Demonstrate Past performance developing and managing commercial development

## **REQUEST BOARD APPROVAL**

**Resolution Authorizing the Solicitation of  
Proposals for the Lindbergh Center, Oakland City /  
Lakewood -Fort McPherson, Kensington, and  
Hamilton E. Holmes Transit Oriented Development  
Projects**

Thank You



**RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS FOR THE  
PROCUREMENT OF THE LINDBERGH CENTER TRANSIT ORIENTED  
DEVELOPMENT PROJECT, RFP P50714**

**WHEREAS**, the Authority is authorized by Section 14(m) of the MARTA Act to procure property or services without competitive bidding if it is impracticable to prepare adequate specifications and an adequate description on the basis of which to solicit competitive bids; and

**WHEREAS**, the General Manager/CEO has certified, in accordance with Section 14(m) of the MARTA Act, that the procurement of Lindbergh Center Transit Oriented Development Project is impracticable through the solicitation of competitive bids; and

**WHEREAS**, award of a Contract for the procurement of the Lindbergh Center Transit Oriented Development Project, after the solicitation of proposals and selection of a preferred proponent pursuant to Section 14(m) of the MARTA Act, is subject to approval by the Board of Directors.

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO, or his designee be, and hereby is, authorized to solicit proposals for the procurement of the Lindbergh Center Transit Oriented Development Project by means other than competitive bidding, in accordance with Section 14(m) of the MARTA Act, through the use of Request for Proposals.

**Approved as to Legal Form:**

Signed by:  
  
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**Jonathan J. Hunt**  
**Chief Counsel, Metropolitan Atlanta**  
**Rapid Transit Authority**



**RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS FOR THE  
PROCUREMENT OF TRANSIT – ORIENTED DEVELOPMENT (TOD) AT  
OAKLAND/LAKEWOOD (FORT MCPHERSON), RFP P50722**

**WHEREAS**, the Authority is authorized by Section 14(m) of the MARTA Act to procure property or services without competitive bidding if it is impracticable to prepare adequate specifications and an adequate description on the basis of which to solicit competitive bids; and

**WHEREAS**, the General Manager/CEO has certified, in accordance with Section 14(m) of the MARTA Act, that the procurement of Transit – Oriented Development (TOD) at Oakland/Lakewood (Fort McPherson) is impracticable through the solicitation of competitive bids; and

**WHEREAS**, award of a Contract for the procurement of Transit – Oriented Development (TOD) at Oakland/Lakewood (Fort McPherson), after the solicitation of proposals and selection of a preferred proponent pursuant to Section 14(m) of the MARTA Act, is subject to approval by the Board of Directors.

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO, or his designee be, and hereby is, authorized to solicit proposals for the procurement of Transit – Oriented Development (TOD) at Oakland/Lakewood (Fort McPherson) by means other than

competitive bidding, in accordance with Section 14(m) of the MARTA Act, through the use of Request for Proposals.

**Approved as to Legal Form:**

Signed by:  
  
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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**

**RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS FOR KENSINGTON  
STATION PHASE ONE TRANSIT ORIENTED DEVELOPMENT (TOD) PROJECT, RFP P50732**

**WHEREAS**, the Authority is authorized by Section 14(m) of the MARTA Act to procure goods and services without competitive bidding if it is impracticable to prepare adequate specifications and an adequate description on the basis of which to solicit competitive bids; and

**WHEREAS**, the General Manager/CEO has certified, in accordance with Section 14(m) of the MARTA Act, that the procurement of Kensington Station Phase One Transit Oriented Development (TOD) Project is impracticable through the solicitation of competitive bids; and

**WHEREAS**, award of a Contract for the procurement of Kensington Station Phase One Transit Oriented Development (TOD) Project, after the solicitation of proposals and selection of a preferred proponent pursuant to Section 14(m) of the MARTA Act, is subject to approval by the Board of Directors.

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO, or his designee be, and hereby is, authorized to solicit proposals for the procurement of Kensington Station Phase One Transit Oriented Development (TOD) Project by means other than competitive bidding, in accordance with Section 14(m) of the MARTA Act, through the use of Request for Proposals.

**Approved as to Legal Form:**

Signed by:  
  
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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**

**RESOLUTION AUTHORIZING THE SOLICITATION OF PROPOSALS FOR THE  
PROCUREMENT OF TRANSIT – ORIENTED DEVELOPMENT (TOD) AT HAMILTON  
E. HOLMES, RFP P50723**

**WHEREAS**, the Authority is authorized by Section 14(m) of the MARTA Act to procure property or services without competitive bidding if it is impracticable to prepare adequate specifications and an adequate description on the basis of which to solicit competitive bids; and

**WHEREAS**, the General Manager/CEO has certified, in accordance with Section 14(m) of the MARTA Act, that the procurement of Transit – Oriented Development (TOD) at Hamilton E. Holmes is impracticable through the solicitation of competitive bids; and

**WHEREAS**, award of a Contract for the procurement of Transit – Oriented Development (TOD) at Hamilton E. Holmes, after the solicitation of proposals and selection of a preferred proponent pursuant to Section 14(m) of the MARTA Act, is subject to approval by the Board of Directors.

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO, or his designee be, and hereby is, authorized to solicit proposals for the procurement of Transit – Oriented Development (TOD) at Hamilton E. Holmes by means other than competitive bidding, in

accordance with Section 14(m) of the MARTA Act, through the use of Request for Proposals.

**Approved as to Legal Form:**

Signed by:  
  
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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**



# **A Resolution Authorizing a Single Source Procurement of NextGen Bus Network Redesign Infrastructure:**

## **Bus Transit Stations & Bus Stop Amenities Changes**

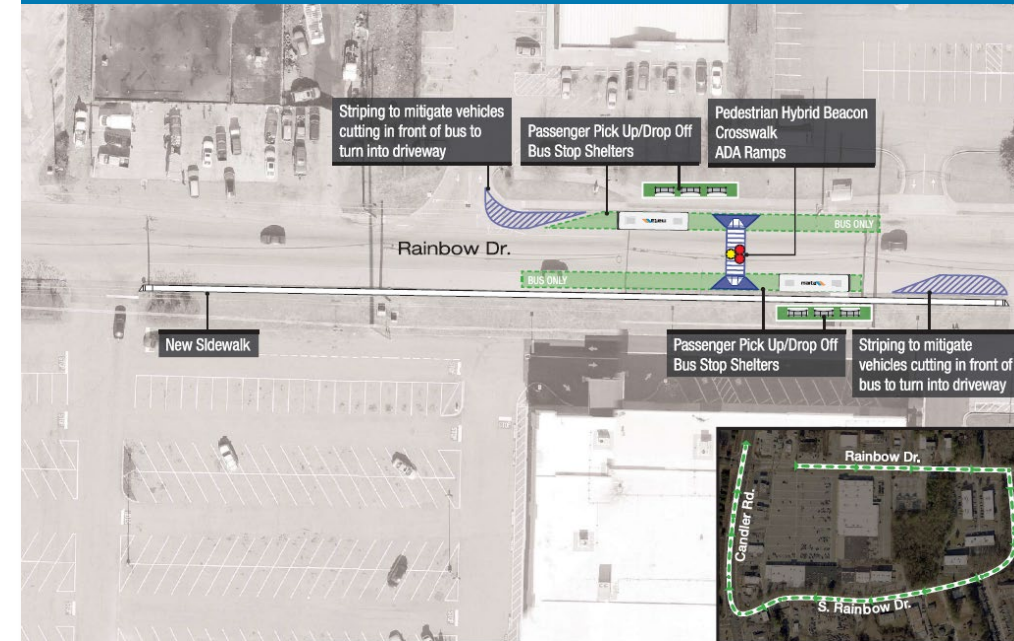
**Planning & Capital Programs Committee**

June 26, 2025



## Project Background

- Supports the NextGen Bus Network Redesign infrastructure initiatives
- Includes constructing bus transit stations and relocating bus stop amenities along the new network
- This single-source contract will provide design and construction services for:
  - (2) Bus Transit Stations in Fulton County
  - (2) Bus Transit Stations in DeKalb County
  - (325) Amenities relocation sites





# Single-Source Award

**Vendor:** Autaco Development (East Point, GA)

**Purpose:** Design and construct (4) Bus Transit Stations and relocate shelters/amenities

**Benefits:** Continuity with other MARTA amenity initiatives; extensive experience with MARTA's materials and specifications, as well as local regulations and practices.

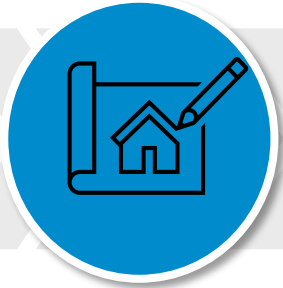
**Cost:** \$7,502,525.00







# Procurement Next Steps



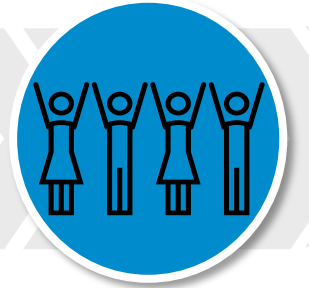
**Final Design**  
*Summer 2025*



**Permitting**  
*Summer-Fall 2025*



**Construction**  
*Fall 2025*



**Network  
Launch**  
*Winter 2025*

**Requesting a Resolution Authorizing  
a Single Source Procurement for  
Design/Build Services for NextGen  
Bus Network Redesign  
Infrastructure: Bus Transit Stations  
& Amenities Changes**

Thank You



**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR NEXTGEN BUS NETWORK  
REDESIGN INFRASTRUCTURE: BUS TRANSIT STATIONS AND BUS STOP AMENITIES,  
PRICE PROPOSAL NUMBER PP50728**

**WHEREAS**, the Authority's Department of Planning has identified the need for NextGen Bus Network Redesign Infrastructure: Bus Transit Stations and Bus Stop Amenities for Price Proposal Number PP50728; and

**WHEREAS**, on April 9, 2025, the Metropolitan Atlanta Rapid Transit Authority duly sent the Request for Price Proposal to the Single Source Proprietor; and

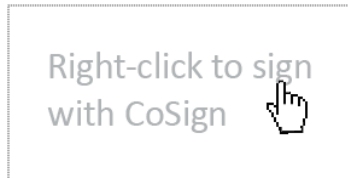
**WHEREAS**, it is necessary to procure NextGen Bus Network Redesign Infrastructure: Bus Transit Stations and Bus Stop Amenities; and

**WHEREAS**, the Department of Internal Audit is conducting a Price/Cost Analysis to determine fair and reasonable pricing; determination is pending a final audit; and

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to execute a Single Source Contract on substantially the same terms and conditions as contained in the Request for Price Proposal Number PP50728, between the Authority and Autaco Development, LLC, for NextGen Bus Network

Redesign Infrastructure: Bus Transit Stations and Bus Stop Amenities in the amount of \$8,204,494.00.

**Approved as to Legal Form:**



DocuSigned by:

*Jonathan J. Hunt*

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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**



# **A Resolution Authorizing the Single Source Procurement of NextGen Bus Network Redesign Infrastructure:**

## **Materials Purchase**

**Planning & Capital Programs Committee**

June 26, 2025



## Project Background

- Supports the NextGen Bus Network Redesign infrastructure initiatives
- These materials will be installed at the bus transit stations locations, park/ride improvement locations and stations, and more
- This single-source contract will provide bus shelters, benches, trash cans, and parts for installation through these efforts





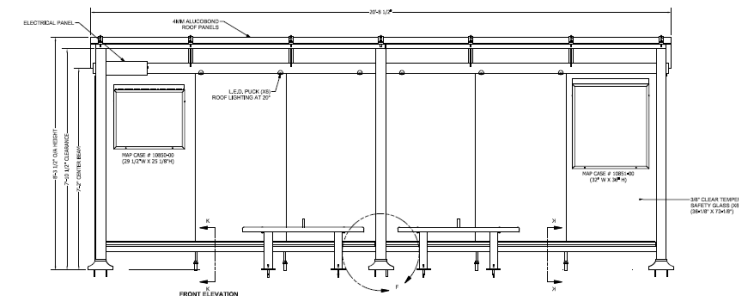
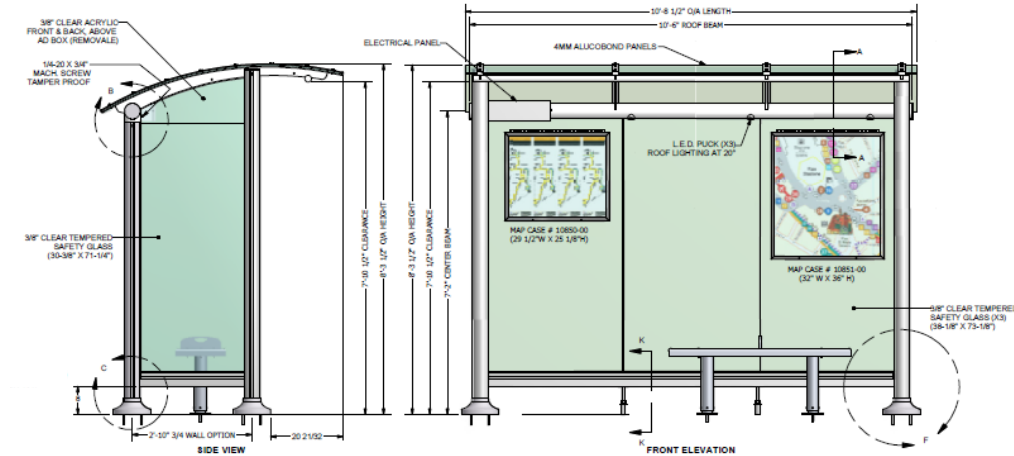
# Single-Source Award

**Vendor:** Tolar Manufacturing (Corona, CA)

**Purpose:** Supply bus shelters, benches, solar lighting, trash cans, and more to support the Bus Network Redesign

**Benefits:** Produces MARTA's standard local bus stop amenities; allows efficient maintenance and uniformity of parts and procedures

**Cost:** \$801,015.00





# Next Steps



**Order  
Materials**  
*Summer 2025*



**Fabrication**  
*Summer 2025*



**Materials  
Delivery**  
*Fall 2025*



**Network  
Launch**  
*Winter 2025*



**Requesting a Resolution Authorizing  
the Single Source Procurement for  
Bus Network Redesign  
Infrastructure: Materials Purchase**

Thank You



**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR NEXTGEN BUS NETWORK  
REDESIGN INFRASTRUCTURE: MATERIALS PURCHASE, PRICE PROPOSAL NUMBER  
PP50727**

**WHEREAS**, the Authority's Department of Planning has identified the need for NextGen Bus Network Redesign Infrastructure: Materials Purchase for Price Proposal Number PP50727; and

**WHEREAS**, on April 7, 2025, the Metropolitan Atlanta Rapid Transit Authority duly sent the Request for Price Proposal to the Single Source Proprietor; and

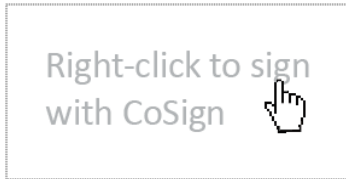
**WHEREAS**, it is necessary to procure NextGen Bus Network Redesign Infrastructure: Materials Purchase; and

**WHEREAS**, the Department of Internal Audit is conducting a Price/Cost Analysis to determine fair and reasonable pricing; determination is pending a final audit; and

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to execute a Single Source Contract on substantially the same terms and conditions as contained in the Request for Price Proposal Number PP50727, between the Authority and Tolar Manufacturing Company, Incorporated, for NextGen Bus Network

Redesign Infrastructure: Materials Purchase in the amount of \$801,015.00

**Approved as to Legal Form:**



DocuSigned by:

*Jonathan J. Hunt*

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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**



# **A Resolution Authorizing the Single Source Procurement of NextGen Bus Network Redesign Infrastructure:**

**Bus Stop Sign Changes RFPP PP50736**



**Planning & Capital Programs Committee**

June 26, 2025



## Project Background

- Supports the NextGen Bus Network Redesign infrastructure initiatives
- Bus stop signage will be installed on new corridors with new services, changed along existing corridors and removed on discontinued route segments.
- Temporary signs to inform riders on services changes prior to launch and to be removed after launch
- This single-source contract will provide bus signage, temporary signage and parts for installation through these efforts





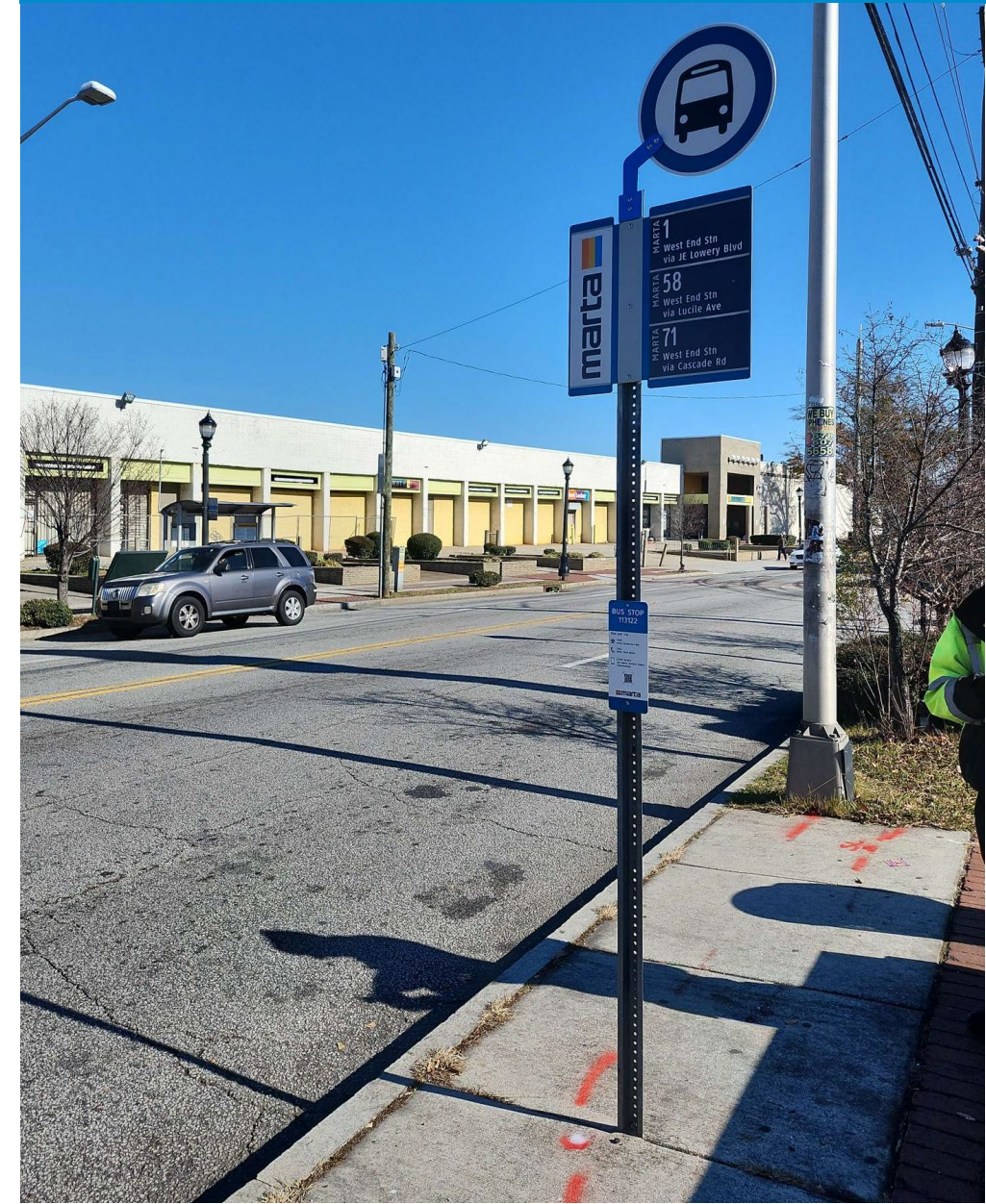
## Single-Source Award

**Vendor:** Walton Signage (San Antonio, TX)

**Purpose:** Design, survey, manufacture and installation of bus stop signs to support the Bus Network Redesign

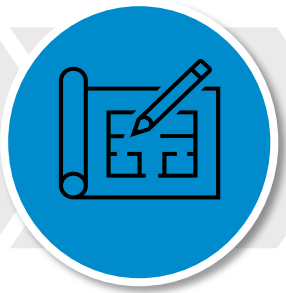
**Benefits:** Familiarity and experience with MARTA's Bus Stop Signage design standards. Their expertise and existing relationship makes them highly qualified.

**Cost:** \$7,672,348.09





# Procurement Next Steps



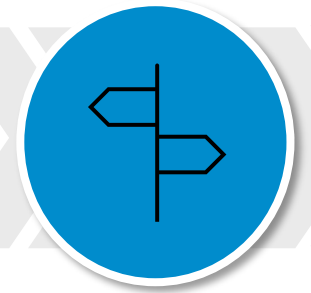
**Surveys for Bus  
Stop Changes**  
*Summer 2025*



**Manufacture  
Temporary Signage**  
*Summer - Fall 2025*



**Installation of  
Temporary  
Signage**  
*Fall 2025*



**Installation of New  
Signage**  
*Fall-Winter 2025*



**Requesting a Resolution Authorizing  
the Single Source Procurement for Bus  
Network Redesign Infrastructure: Bus  
Stop Sign Changes**

Thank You



**RESOLUTION AUTHORIZING AWARD OF A CONTRACT FOR NEXTGEN BUS NETWORK  
REDESIGN INFRASTRUCTURE: BUS STOP SIGN CHANGES, PRICE PROPOSAL  
NUMBER PP50736**

**WHEREAS**, the Authority's Department of Planning has identified the need for NextGen Bus Network Redesign Infrastructure: Bus Stop Sign Changes, Request for Price Proposal Number PP50736; and

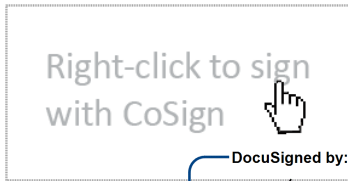
**WHEREAS**, on April 23, 2025, the Metropolitan Atlanta Rapid Transit Authority duly sent the Request for Price Proposal to the Single Source Proprietor; and

**WHEREAS**, it is necessary to procure NextGen Bus Network Redesign Infrastructure: Bus Stop Sign Changes ; and

**WHEREAS**, the Department of Internal Audit is conducting a Price/Cost Analysis to determine fair and reasonable pricing; determination is pending a final audit; and

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to execute a Single Source Contract on substantially the same terms and conditions as contained in the Request for Price Proposal Number PP50736, between the Authority and Walton Signage, Limited, for NextGen Bus Network Redesign Infrastructure: Bus Stop Sign Changes in the amount of \$7,672,348.09.

**Approved as to Legal Form:**



DocuSigned by:

*Jonathan J. Hunt*

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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**





# Resolution Authorizing the Increase in Contractual Authorization for the Automated Fare Collection (AFC) System 2.0, RFP P50189

June 26, 2025

*Planning and Capital Programs Committee*

Rhonda Allen, Chief Customer Experience Officer

## Agenda

- High Level Overview of Project
- Status of the Software Design Phase
- Plans for the Construction Phase
- Board Request



## What is AFC 2.0?

Full replacement of MARTA's Breeze card and Breeze Mobile systems

Through this project, MARTA will deliver:

**a reliable, customer-focused** fare collection system that is  
**easy to use**, and that **supports equity** and **regional mobility**.

## Scope

- Replacement of all Breeze software and consolidation of Breeze Mobile
- Replacement of all Breeze hardware across all services, including bus, rail, Mobility, and streetcar
- Deployment of fare collection software and hardware for on demand and BRT services, including inspection devices
- Integration with automated parking system, new website, and MARTA on the Go app
- Implementation services, including testing, training and removal of existing equipment
- Provision for current and future regional bus partner agencies to buy equipment and participate in Breeze 2.0 system.
- 10 optional years of operating & maintenance services



## Faster, More Reliable Devices



- ~400 sliding/retractable faregates
- ADA gates capable of hands-free entry
- TVMs with touchscreen interface, coin and bill recyclers for change
- More intuitive fareboxes





## Convenience of Open Payment Functionality



- Accepts contactless card payments at faregates and fareboxes
- Customers will not be required to purchase and reload MARTA specific fare media to ride
- Reduces the barrier for entry and provides the shortest fare payment transaction.

## Making MARTA More Accessible

- Breeze customers will be able to purchase and reload cards at a network of retail locations.
- Reduces lines at ticket vending machines and provides convenient cash loading options for bus customers



## Project Status: Design Phase

- Reviewed three iterations of 60 design documents (conceptual, preliminary, and final design)
- 3,558 technical requirements verified by the project team
- 1,065 requirements that must be tested and verified
- Equipment installation design and plans must be completed and approved for each station
- Software design and deployment plans to be completed before September 2025





○ **Moving from Design  
to Construction**

**Rail Station  
Hardware Installation**

## Construction Goals



Keep all stations open during construction.



Limit customer and employee impacts.



Minimize revenue loss.



Complete installations by World Cup.



# Hardware Installation at Rail Stations

- Solicitation issued as an RFP; MARTA specifies performance requirements, vendors propose technical solutions
- Decided to scope rail station infrastructure needs in consultation with selected vendor after software and hardware design/approval
- All vendors price proposals included same \$5M allowance set by MARTA for offboard and garage infrastructure
- Finalized faregate design, conducted station surveys, evaluated 3 deployment plans and scoped needs related to:
  - Site preparation and debris removal
  - Civil work related to flooring removal and replacement
  - Electrical power step downs, wires, conduits
  - Fiber communications
  - Architectural fencing adjustments
  - Emergency egress gate upgrades



## Board Resolution Request

Request Increase in Contractual Authorization for the Automated Fare Collection (AFC) System 2.0, RFP P50189:

Base Term	\$	118,800,096.50
O&M Years (1-5)	\$	60,226,427.00
O&M Years (6-10)	\$	66,041,984.00
Options 1-4	\$	607,128.00
Current Total	\$	245,675,635.50
Contract Allowance	\$	60,000,000.00
New Total, if approved	\$	305,675,635.50

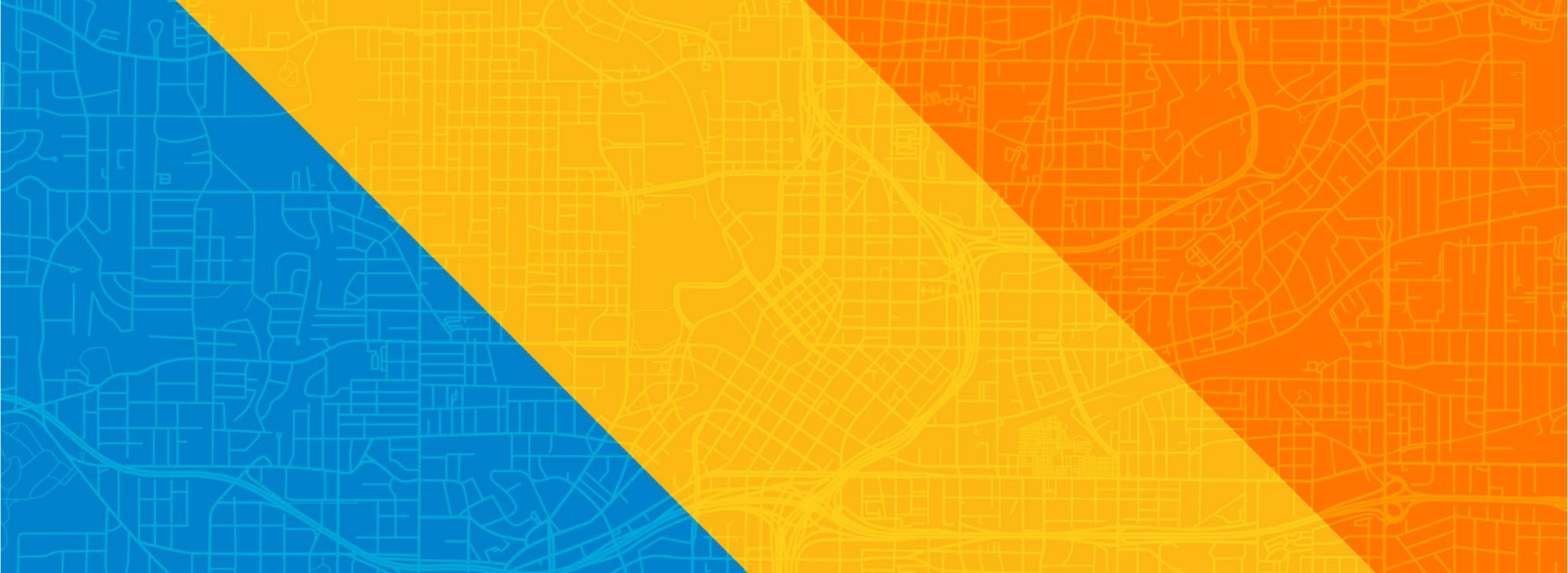
26% DBE goal overall, 25% for construction activities.





## **Board Resolution Request**

Request approval of the Resolution Authorizing the \$60,000,000 increase in contractual authorization for the Automated Fare Collection (AFC 2.0) System 2.0, RFP P50189.



Thank You



**RESOLUTION AUTHORIZING THE MODIFICATION IN CONTRACTUAL  
AUTHORIZATION FOR THE AUTOMATED FARE COLLECTION (AFC) SYSTEM 2.0  
NUMBER P50189**

**WHEREAS**, on January 29, 2024, the General Manager entered into a Contract with INIT Innovations in Transportation, Inc. for the Automated Fare Collection (AFC) 2.0 System, Request for Proposals P50189; and

**WHEREAS**, the original contract value was \$245,675,635.50 for four (4) years from the Notice to Proceed (NTP) with an additional ten (10) year Operations & Maintenance options; and

**WHEREAS**, MARTA staff has determined that it is in the best interest of the Authority to increase the contract value to provide for known changes and additions to the contract; and

**WHEREAS**, all contractual changes and additions for this modification will follow the Authority's procurement policies and guidelines; and

**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to increase the authorization for Contract No. P50189 Automated Fare Collection (AFC) System 2.0 from \$245,675,635.50 to \$305,675,635.50.



**Approved as to Legal Form:**

Signed by:

*Jonathan Hunt*

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**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**



**RESOLUTION AUTHORIZING AWARD OF AN  
AGREEMENT TO PARTNER WITH THE  
ATLANTA DOWNTOWN IMPROVEMENT  
DISTRICT TO RENOVATE THE BROADSTREET  
PLAZA AT GARNETT**

**Planning & Capital Programs Committee  
June 26, 2025**



## Project Status

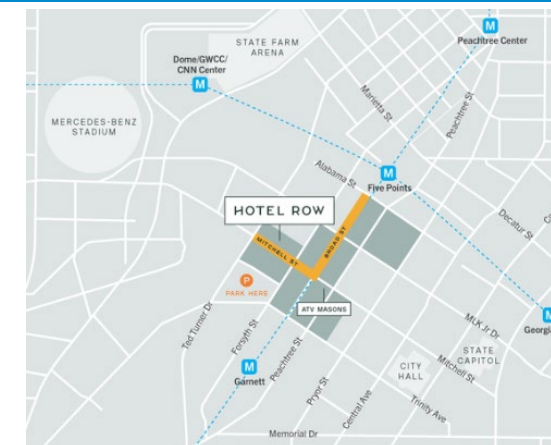
- February of 2025, MARTA was approached by South Downtown Atlanta/ Central Atlanta Progress / Atlanta Downtown Improvement District with plans to include the Broad Street Plaza at the Garnett Station in their Broad Street Streetscaping efforts from Five Points to Garnett.
- South Downtown Atlanta (SoDo) contracted Kimley-Horn and Associates as the AE Design Consultant.
- Kimley-Horn has submitted 90% Design Set to MARTA Infrastructure for review and comment.
- MARTA Capital Programs Delivery continues to meet with the “World Cup Ready” team (SoDo, Kimley-Horn, ADID) on a weekly cadence.



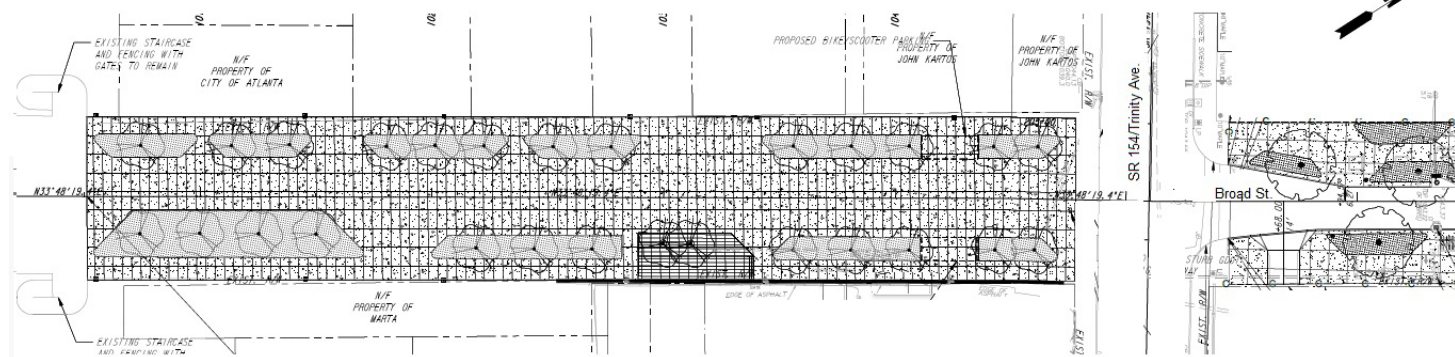
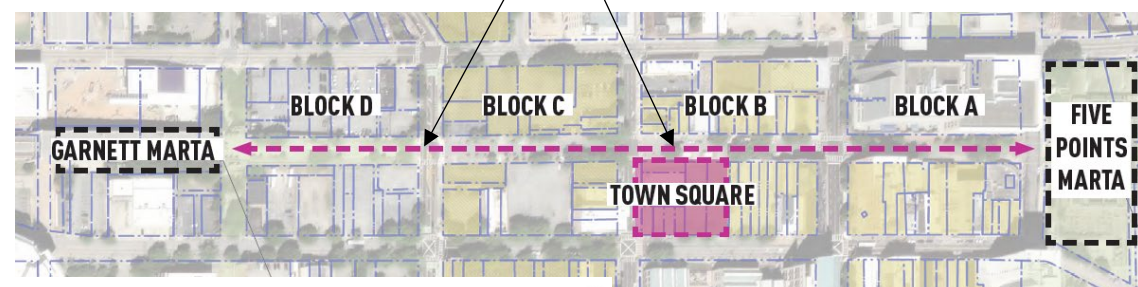
# Broad St: Garnett to Five Points

## STATUS:

- 90% Drawings Stakeholder Reviews
- Construction Management at Risk (CMAR) format for costing via ATLDOT/ADID
- Funding confirmation to move from Design to Delivery



Summerhill  
Rapid A-Line  
Stations



MARTA Garnett Station Plaza



## Scope of Work

- Concrete sidewalk removal and replacement.
- Site lighting removal, replacement and upgrades with additional fixtures.
- Landscaping to include planters, plants, trees, and irrigation.
- Bollard placement at the north entrance.



## Cost / Funding

- MARTA will review and fund the \$1.5M hard costs associated with Garnett Station Plaza improvements
- MARTA will also advise on any additional scope to be included (e.g., lighting, utility clean-up).
- The \$100K Project for Public Spaces grant for Garnett Station Plaza will be coordinated in alignment with the completion of this work.

SUMMARY TABLE					
LOCATION	FUNDING SOURCE	KIMLEY-HORN TOTAL	PRECISION 2K TOTAL	SOUTHEAST SITE TOTAL	AVERAGE
GARNETT PLAZA	MARTA	\$1,010,450.00	\$1,020,425.00	\$1,070,674.88	\$1,033,849.96
GARNETT PLAZA	TREES ATLANTA	\$21,600.00	\$21,120.00	\$22,238.16	\$21,652.72
BROAD STREET	COA URA BOND	\$424,576.00	\$507,219.40	\$389,157.73	\$440,317.71
BROAD STREET	TREES ATLANTA	\$53,188.00	\$62,900.00	\$66,123.03	\$60,737.01
BROAD STREET	COA	\$3,145,790.00	\$2,960,362.50	\$3,364,186.99	\$3,156,779.83
TOTAL		\$4,655,604.00	\$4,572,026.90	\$4,912,380.79	\$4,713,337.23
10% CONTINGENCY		\$232,781.00	\$228,602.00	\$245,620.00	\$235,667.00
TOTAL INCL 10% CONTINGENCY		\$4,888,385.00	\$4,800,628.90	\$5,158,000.79	\$4,949,004.23

# Estimated Schedule

**FINAL DESIGN  
COMPLETE**

June 2025

**CONSTRUCTION  
PROCUREMENT**

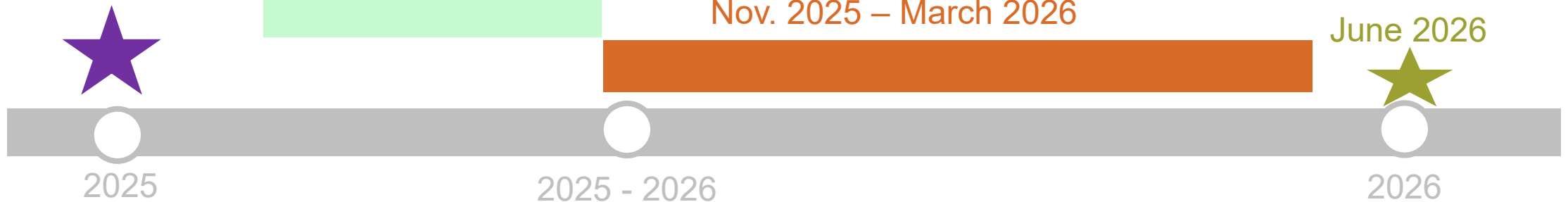
July 2025 – Oct. 2025

**CONSTRUCTION**

Nov. 2025 – March 2026

**World Cup - 2026**

June 2026





# Recommendation

- The Capital Programs Delivery Team respectfully recommends the Approval of a Resolution authorizing the General Manager/CEO or his delegate to enter into a Contract / Agreement with Atlanta Downtown Improvement District for the Renovation of the Broad Street Plaza at Garnett, for the amount \$1,500,000.

**RESOLUTION AUTHORIZING AWARD OF AN**  
**Contract / Agreement with Atlanta Downtown**  
**Improvement District for the Renovation of the Broad**  
**Street Plaza at Garnett**

Thank You



**RESOLUTION AUTHORIZING THE AWARD OF AN AGREEMENT TO PARTNER  
WITH ATLANTA DOWNTOWN IMPROVEMENT DISTRICT TO RENOVATE THE  
BROADSTREET PLAZA AT GARNETT**

**WHEREAS**, in February, 2025, MARTA was approached by South Downtown Atlanta/Central Atlanta Progress/Atlanta Downtown Improvement District with plans to include the Broad Street plaza at the Garnett Station in their Broad Street Streetscaping efforts from Five Points to Garnett; and

**WHEREAS**, South Downtown Atlanta (SoDo) contracted Kimley-Horn and Associates as the AE Design Consultant; and

**WHEREAS**, Kimley-Horn and Associates has submitted 90% Design Set to MARTA Infrastructure for review and comment; and

**WHEREAS**, MARTA will review and fund the \$1,500,000 hard costs associated with Garnett Station Plaza improvements; and

**WHEREAS**, MARTA will also advise on any additional scope to be included such as lighting, and utility clean-up; and

**WHEREAS**, The \$100K project for Public Spaces grant for Garnett Station Plaza will be coordinated in alignment with the completion of the work; and



**RESOLVED THEREFORE**, by the Board of Directors of the Metropolitan Atlanta Rapid Transit Authority that the General Manager/CEO or his delegate be, and hereby is, authorized to fund the \$1,500,000 hard costs associated with Garnett Station Plaza improvements.

**Approved as to Legal Form:**

  
**Chief Counsel, Metropolitan Atlanta  
Rapid Transit Authority**



# **Station Rehabilitation Garnett Station**

## **Platform Paver Replacement**

**Planning and Capital Programs Committee  
June 26, 2025**



# Station Rehabilitation – Garnett Station

## World Cup Project Scope

- Demolish, haul off, and dispose of existing floor tile on the Upper Concourse, Platform, and Lower Concourse level of the station and install new tile.
- Repair and replace construction expansion joints.
- Clean and re-seal concrete surfaces as needed.

**Estimated Cost** (cost based on work plan currently under development)

- **Construction cost - \$5.9M**
- **Total cost - \$6.8M**



**Flooring Material** -Milestone Tile Lith  
College Heirloom Blue -24" x 48"



# Station Rehabilitation – Garnett Station

## Preliminary Work Schedule

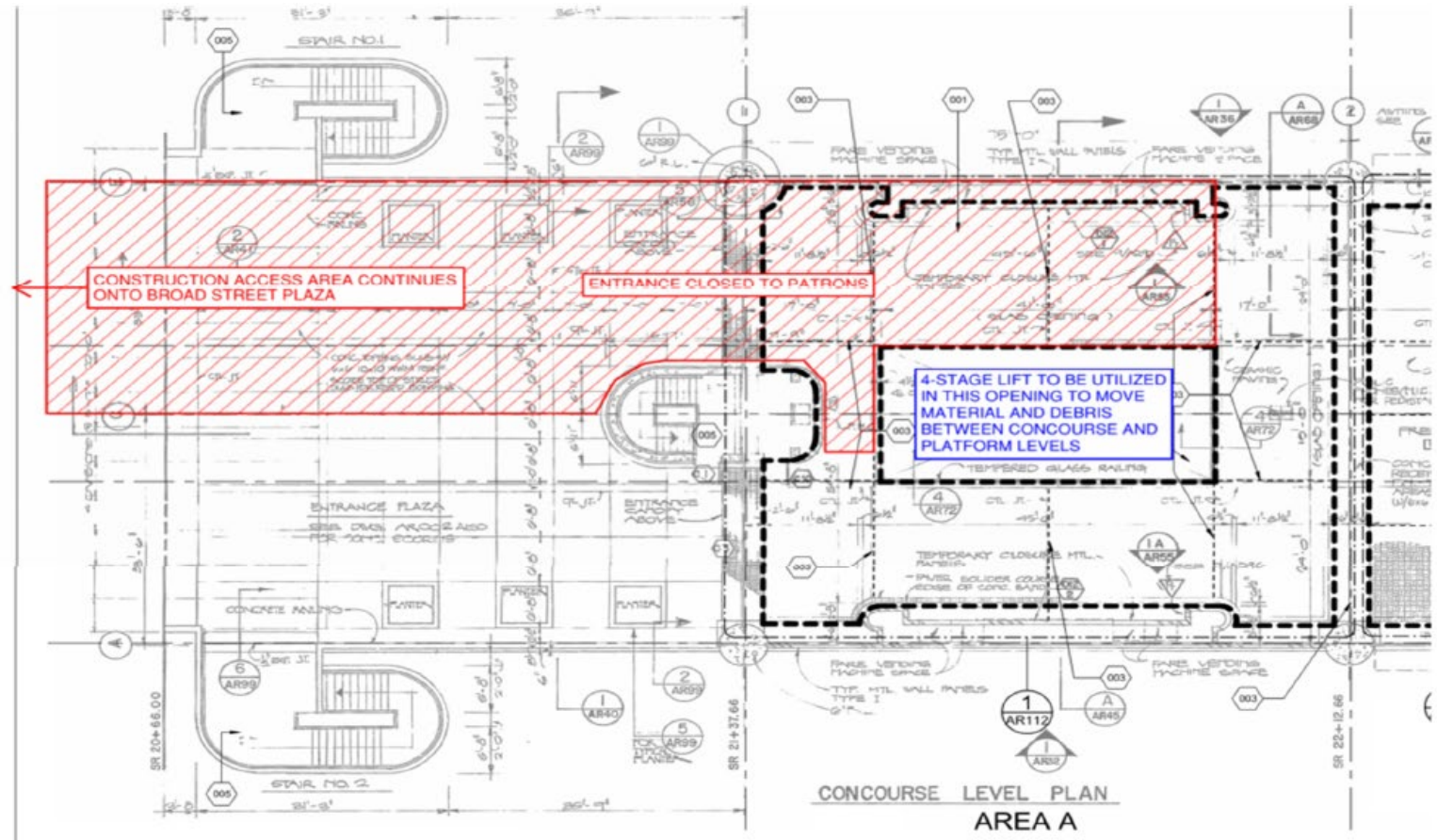
### Pending Work Plan Approval, Public Engagement / Notification, and Executed Construction Authorization

- Public notification – upon Work Plan approval
- Mobilization – seven (7) weeks from Work Plan approval
- Platform tile, demolish existing and install new, middle 300' of platform – **Six Week Skip-Stop**
- Platform tile, demolish existing and install new, north 150' of platform – **Short- Long Stops**
- Platform concrete, clean/seal/repair, south 150' of platform – **Short- Long Stops**
- Escalator repairs to be completed during skip-stop to minimize disruption to patrons
- Concrete cleaning and granite repairs – 4 to 6 weeks
- Concourse tile, demolish existing and install new, first half – 4 to 6 weeks
- Concourse tile, demolish existing and install new, second half – 4 to 6 weeks
- Project Completion – May 2026



# Station Rehabilitation – Garnett Station

- CD/M is proposing to use the Broad Street Plaza as the main point of construction access for the duration of this scope of work. This includes enclosing a small area of the plaza with temporary fencing to allow for material staging, dumpsters, temporary sanitary facilities for construction personnel, etc.
- CD/M plans to use a multi-stage lift in the existing opening in the Concourse level to move material and debris between the Platform and Concourse levels. This will be the main method of handling materials into, within, and out of the station. (See drawing to the right for reference)







## Station Rehabilitation – Garnett Station

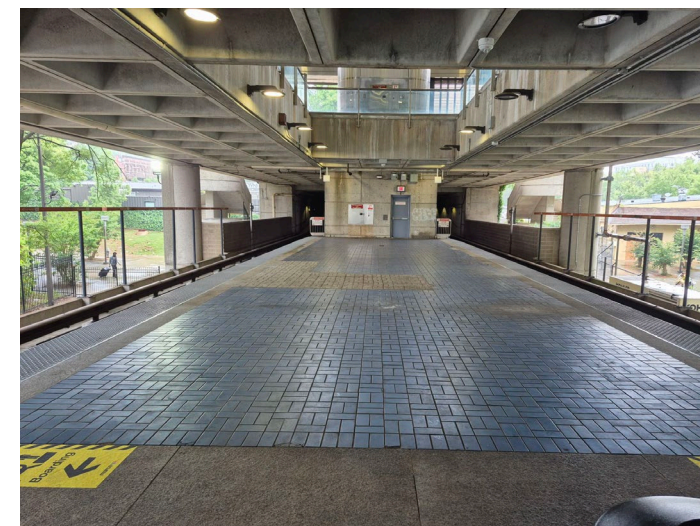
Lay Down Area



Opening used to Lower  
Materials to Platform



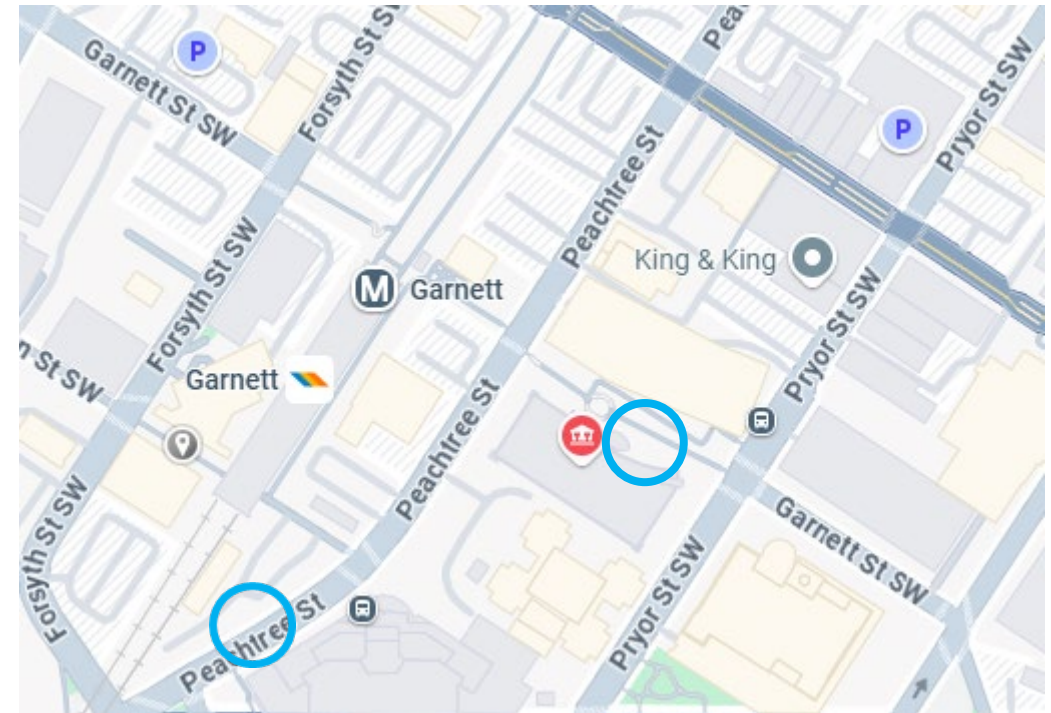
Center Platform



# Station Rehabilitation – Garnett Station

## Potential Impacts – Bus Operations

- There will be no impact on Bus Operations.
- The Garnett Station does not have bus stops at the station.
- Bus stops near the station are located at Garnett St and Pryor St, and Peachtree St SW, and Brother Transportation Mall, and are a short walk to the station.



**THANK YOU  
QUESTIONS?**